

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R34018

Property Information

property address: 3815 S TEXAS AVE
legal description: NORTH GARDEN ACRES, BLOCK 4, LOT 1
owner name/address: HANEY, ELVIN D SR & LINDA
3815 S TEXAS AVE
BRYAN, TX 77802-4037
full business name: Buddy's Appliance Sales & Service
land use category: Commercial retail type of business: Appliance Sales & Service
current zoning: C2 occupancy status: occupied
lot area (square feet): 23,000 frontage along Texas Avenue (feet): 115.9
lot depth (feet): 199.82 sq. footage of building: 4,150
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 3 building height (feet): 13 # of stories: 1
type of buildings (specify): wood - 2 metal - 1
building/site condition: 2 - buildings in bad shape no landscaping
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) ≈ 23 feet... needs 25 feet
approximate construction date: accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) fence connecting buildings
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 0 type/material of sign: _____
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 8
lot type: ☐ asphalt ☐ concrete ☒ other grass
space sizes: _____ sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: Poor
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) appliances
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

back is too close to residential

accessible to alley: ☒ yes ☐ no

Other Comments:

this lot is used for storage while the next door lot (R27883) is
actual store

